

Item: RESO 08-85  
Fiscal Impact: N/A  
Funding Source: N/A  
Account #: N/A  
Budget Opening Required: ☐

**ISSUE:**

A resolution authorizing the City to enter into a development agreement with B & G Partners, LLC.

**SYNOPSIS:**

This resolution authorizes a development agreement between the City and B & G Partners, LLC to establish minimum standards for an assisted living facility at 1751 West 3100 South.

**BACKGROUND:**

Gary Nielson with B & G Partners, LLC has submitted a rezone application (Z-1-2008) to change 0.49 acres of property from R-1-4 (single family residential, minimum lot size 4,000 square feet) to C-2 (general commercial). The proposed use for the property is an assisted living facility. The Planning Commission recommended approval of the rezone subject to a development agreement.

The proposed development agreement contains the following requirements:

1. The use of the property shall be limited to an assisted living facility.
2. The architectural requirements of the multi-family design standards found in Sections 7-14-305, 7-14-307, 7-14-308, 7-14-309, 7-14-310, 7-14-311, and 7-14-312 of the Zoning Ordinance shall apply to the building.

**RECOMMENDATION:**

City staff and the Planning Commission recommend approval to the City Council.

**SUBMITTED BY:**

Joseph L. Moore, CED Director  
Steve Pastorik, Long Range Planning Manager